



**Development Permit Panel  
Wednesday, June 15, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Robert Gonzalez, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on May 11, 2016, be adopted.*

**CARRIED**

The Chair noted that due to lack of public notification by the applicant prior to the June 15, 2016 Development Permit Panel meeting, Item 2-Development Variance Permit 15-717479 (Applicant: Su Wang; Property Location: 10691 Broomfield Place) will be deleted from the agenda.

It was moved and seconded

*That Development Variance Permit 15-717479 be removed from the agenda of the June 15, 2016 Development Permit Panel meeting and referred back to staff.*

**CARRIED**

**1. Development Permit 14-662341**  
(File Ref. No.: DP 14-662341) (REDMS No. 4984962)

APPLICANT: Hollybridge Limited Partnership (Intracorp)

PROPERTY LOCATION: 6900 Pearson Way

## Development Permit Panel

### Wednesday, June 15, 2016

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#### INTENT OF PERMIT:

1. Permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m<sup>2</sup> (71,655 ft<sup>2</sup>) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned “Residential/Limited Commercial (RCL3)”.

#### Applicant's Comments

David Jacobson, Intracorp, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development and highlighted the following:

- the project is the second phase in a two-phase mixed-use project in the City Centre's Oval Village Neighbourhood;
- the project provides 300 residential dwellings, including 269 market units in two towers, a mid-rise building and townhouses and 31 affordable housing units in a stand-alone building;
- the south side of the subject development responds to the future redevelopment of the City-owned Richmond Winter Club;
- the project provides 38,000 square feet of ground-oriented new retail space, 542 parking spaces and electric vehicle (EV) charging equipment;
- potential uses for the large, contiguous retail spaces could include restaurants, medical and dental clinics, and institutional uses such as banks;
- 35,000 square feet of above-grade office space is provided for potential medical, dental and other uses;
- two extra larger affordable housing units have been provided in addition to the number of affordable housing units originally proposed at rezoning without increasing the affordable housing building's footprint;
- the affordable housing units have been designed in partnership with a non-profit entity who will own and operate the units;
- 20 percent of the total Phase 2 residential units, including all 31 affordable housing units meet the Basic Universal Housing (BUH) design standards;
- significant frontage improvements include the realignment of Hollybridge Way;
- the podium rooftop outdoor residential amenity space is intended for shared use by market and affordable housing residents;
- combined total area of outdoor amenity spaces is approximately 30 percent larger than the minimum Official Community Plan (OCP) requirement;
- indoor amenity spaces with varied uses provided in the project exceed the OCP minimum requirement by 70 percent;

## **Development Permit Panel**

### **Wednesday, June 15, 2016**

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- two visitor/guest suites for short-term use by residents' friends and family are proposed to be included in the indoor amenity spaces;
- high-quality building materials for the two towers and mid-rise buildings fit well with the neighbourhood;
- the two towers look different from each other; the east tower has a horizontal expression with an earthier colour palette while the west tower emphasizes its verticality and has a cool, green marina architectural expression;
- the south face of the west tower with an elegant, curving screen wall provides an anchor point and a "gateway" feel; and
- the developer of the subject development has proposed a total cash contribution of approximately \$1.5 million for community amenities, i.e., for child care, public art and community planning.

#### **Panel Discussion**

In response to queries from the Panel regarding the proposed treatment of various building entrances for retail, office spaces, restaurant, market and affordable residential housing units, Mr. Jacobson and Jeffrey Mok, IBI/HB Architects, noted that (i) the proposed treatments to the various building entrances are cohesive yet distinct, using signage and materials, to assist in wayfinding, (ii) the two entries to market residential housing units have water features, (iii) the entry to the affordable housing units will have similar external designs as the market housing entries but are more modest in terms of size, and (iv) the applicant will consider the recommendation of the potential operator of the affordable housing building regarding the interior material treatment of the affordable housing lobby, taking into consideration the operating cost.

In response queries from the Panel regarding the proposed features and amenities for the affordable housing units, Mr. Jacobson stated that (i) the proposed affordable housing indoor amenity room will use acoustical materials for noise control in consideration of the adjacent affordable housing unit, (ii) tenants of affordable housing units will have their own indoor amenity spaces and have access to the entire podium rooftop outdoor amenity space and children's playground, (iii) the proposed indoor amenity space to be provided for affordable housing units is about 30 percent in excess of the OCP's minimum requirement, and (iv) the potential operator for the affordable housing units has advised the proposed indoor amenity space provided is sized appropriately.

In response to a query from the Panel, Mr. Craig confirmed that (i) the proposed stand-alone affordable housing building predated Council's direction for affordable housing units to be dispersed throughout a proposed development, (ii) the subject development was the last development in the City to provide a consolidated affordable housing building as part of a market residential development, and (iii) the proposal for the indoor amenity spaces for affordable housing was communicated to Council at rezoning.

## **Development Permit Panel**

### **Wednesday, June 15, 2016**

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Robert Brown, Catalyst Community Development, stated that (i) as future operator of the affordable housing building, operating cost is an important consideration as it impacts on the rental rates of affordable housing units, (ii) the operator is responsible for maintaining the indoor amenity for affordable housing, and (iii) the operator is comfortable with the proposed size of the indoor amenity spaces for affordable housing tenants and their access to the rooftop outdoor amenity spaces.

Mr. Brown added that based on their experience, affordable housing units dispersed throughout the development have higher maintenance costs, thus have a higher operating cost compared to affordable housing units contained in one building.

The Panel noted that Council's current policy on affordable housing is to allow affordable housing residents to use the development's indoor and outdoor amenity areas without passing on the operating cost to them.

In response to a query from the Panel, Mr. Jacobson and Mr. Mok noted that (i) retail spaces might either be consolidated or subdivided by future tenants, (ii) subject to a building permit, an additional elevator may be introduced in the future to access some office spaces, and (iii) the slopes in the underground parkade are designed to be accessible.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that the proposed development (i) will be connected to the District Energy Utility (DEU) facility, (ii) will provide significant electric vehicle charging equipment, (iii) will meet the City's aircraft noise standards in terms of the building acoustical design requirements, (iv) will provide 60 Basic Universal Housing units, and (v) has extensive green roofs on portions of the site.

#### **Panel Discussion**

In response to a query from the Panel, Mr. Jacobson confirmed that one 2-bedroom unit and one 3-bedroom unit have been added to the original number of affordable housing units proposed at rezoning, bringing the total to 31.

#### **Correspondence**

Christy Ji, 201-6971 Elmbridge Way ([Schedule 2](#))

Anonymous Resident, 6200 River Road ([Schedule 3](#))

TingTing (KiKi) Zhan, 6200 River Road ([Schedule 4](#))

Wang Shi Hwai, no address stated ([Schedule 5](#))

Mr. Craig noted that two letters expressed support for the project while the other two expressed concerns regarding (i) potential increase in traffic and congestion in the area and (ii) noise during construction of the project.

## Development Permit Panel

### Wednesday, June 15, 2016

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In response to a query from the Panel, Mr. Craig confirmed that (i) Transportation Department has reviewed the project and noted its compliance with all City Bylaws, (ii) a Construction and Traffic Management Plan will be submitted by the applicant prior to Building Permit issuance, (iii) some of the road improvements in the area are tied to Phase 1 which is currently under construction, and (iv) the project will be subject to the City's construction noise requirements.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m<sup>2</sup> (71,655 ft<sup>2</sup>) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned "Residential/Limited Commercial (RCL3)".*

**CARRIED**

#### 2. Development Variance Permit 15-717479

(File Ref. No.: DV 15-717479)( REDMS No. 4912527 v. 2)

APPLICANT: Su Wang

PROPERTY LOCATION: 10691 Bromfield Place

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard of the "Single Detached (RS1/E)" zoning bylaw from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

Deleted from the agenda and referred back to staff (See page 1 of these Minutes)

#### 3. Date of Next Meeting: June 29, 2016

#### 4. Adjournment

It was moved and seconded

*That the meeting be adjourned at 4:16 p.m.*

**CARRIED**

5.

**Development Permit Panel**  
**Wednesday, June 15, 2016**

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 15, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk



Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
June 15, 2016.

# RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC



INTRACORP

Building the Extraordinary



**RIVER PARK PLACE LOT 2**



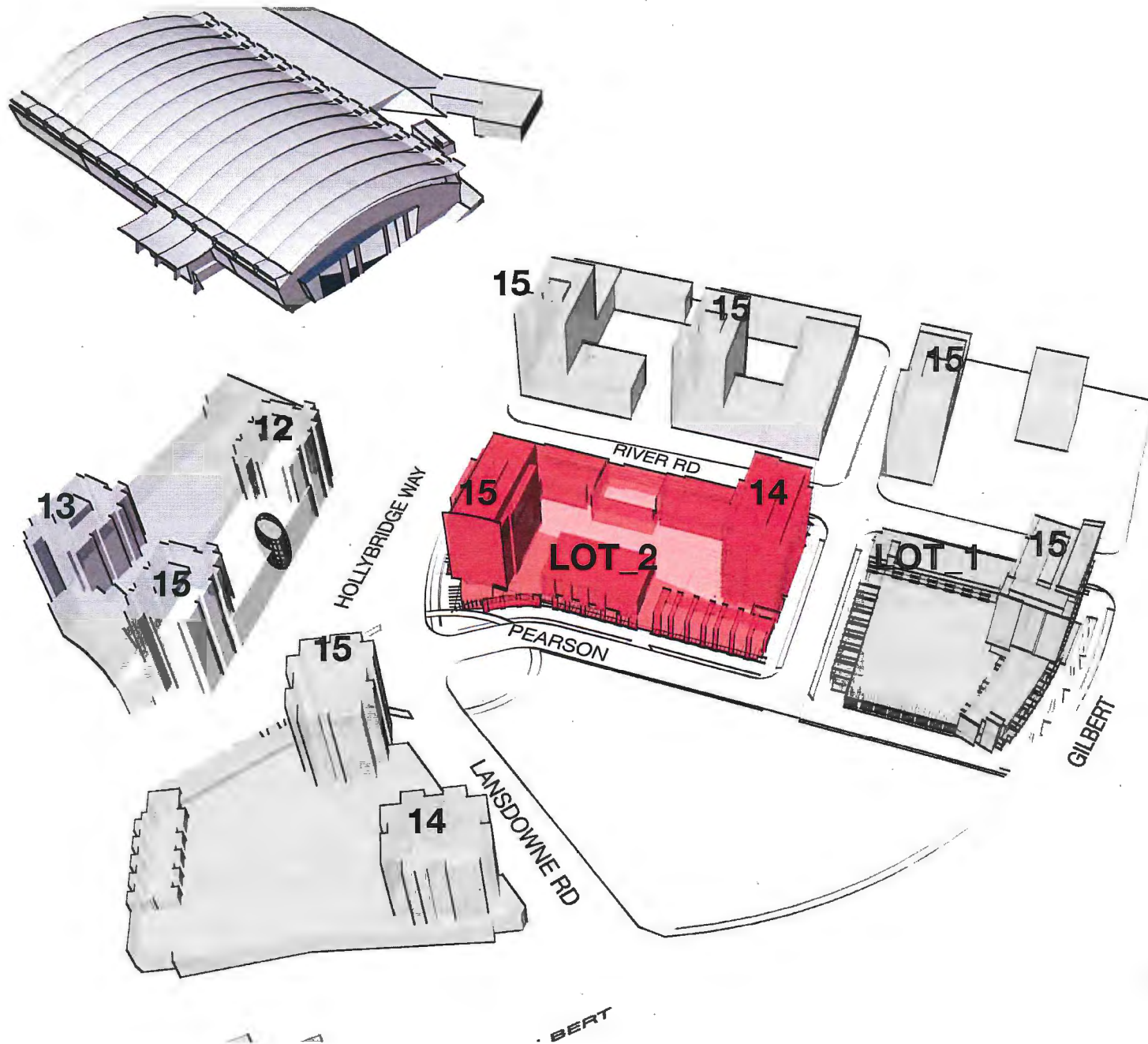
**RIVER PARK PLACE LOT 1**





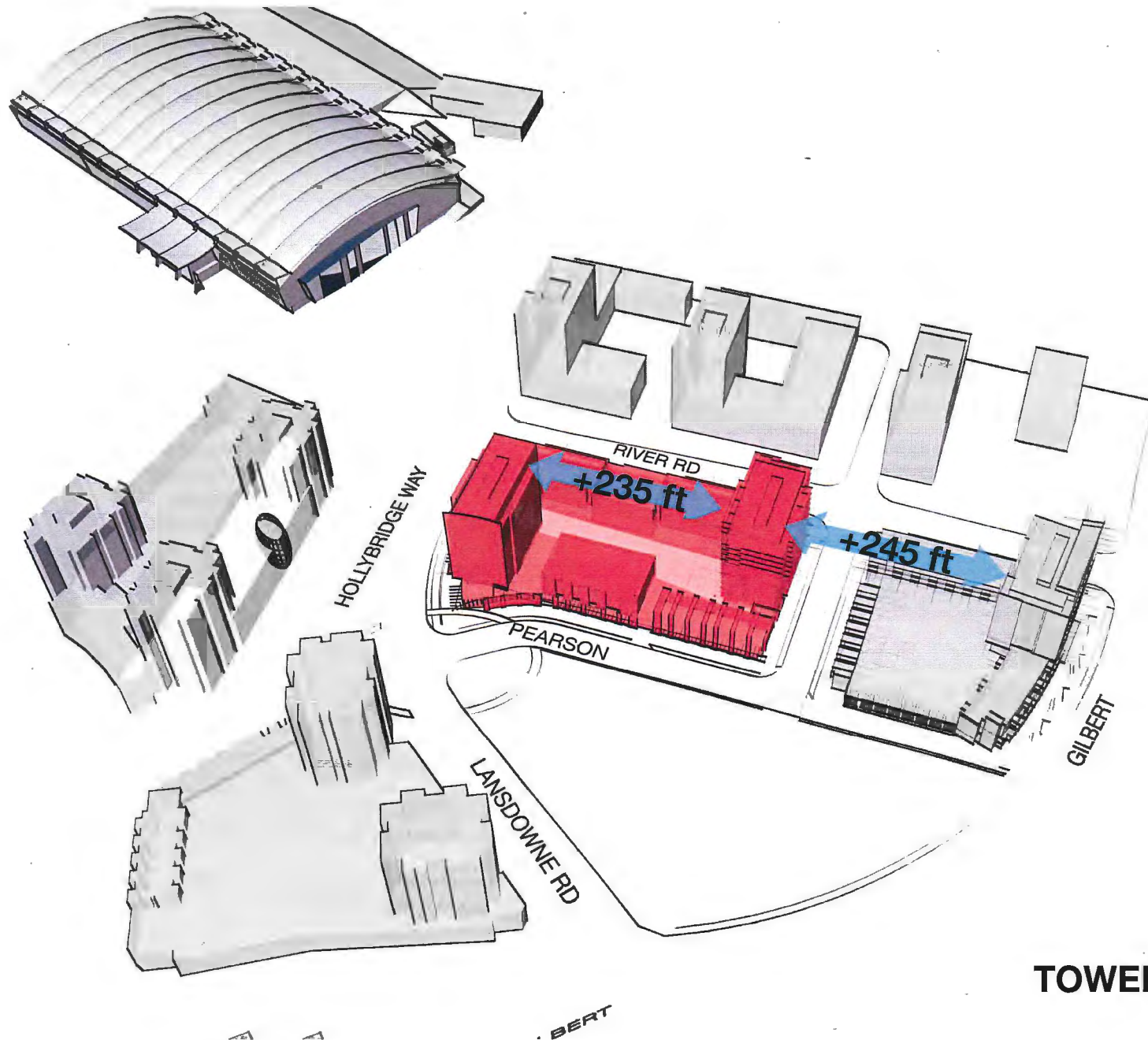


OVAL VILLAGE NEIGHBOURHOOD

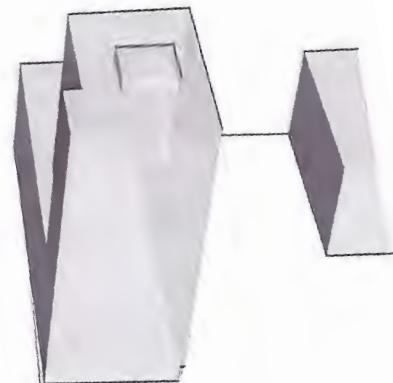
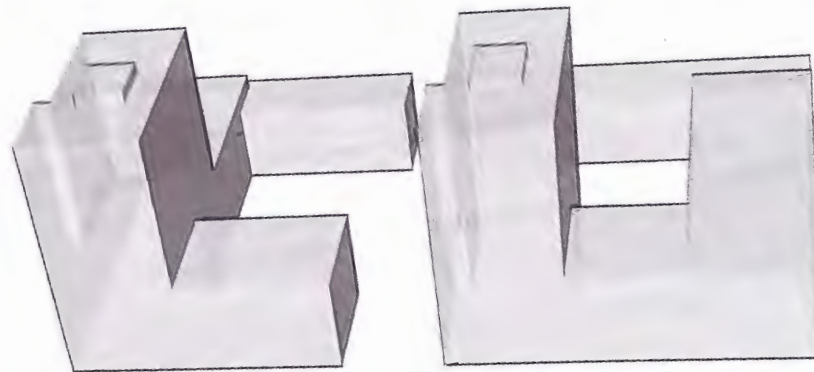
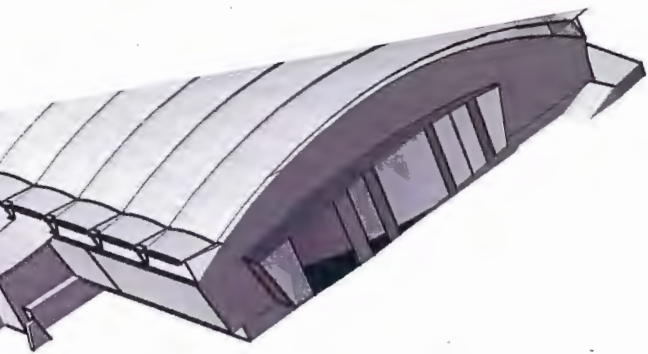


**OVAL VILLAGE**





**TOWER SEPARATION**

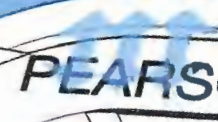


HOLLYBRIDGE WAY

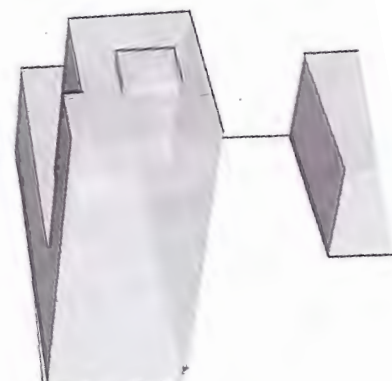
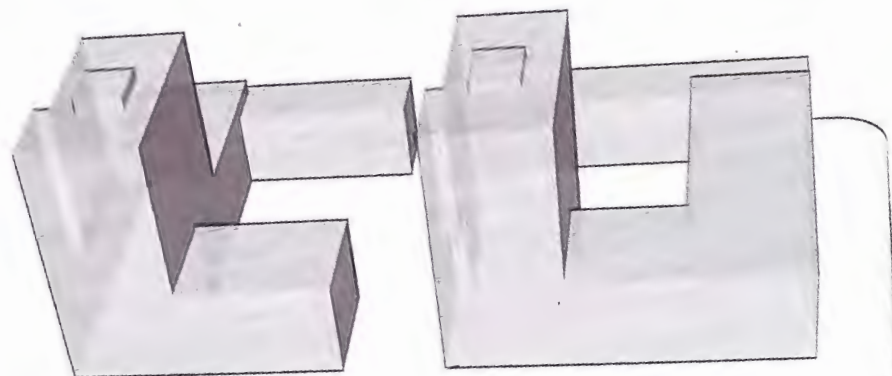
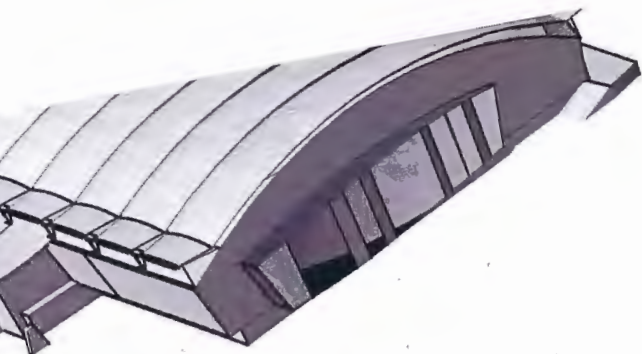
RIVER RD

PEARSON

GROUND LEVEL

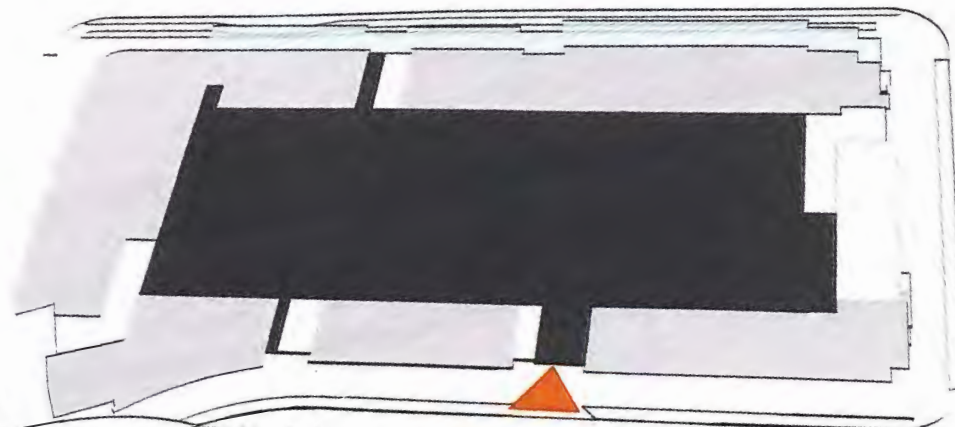






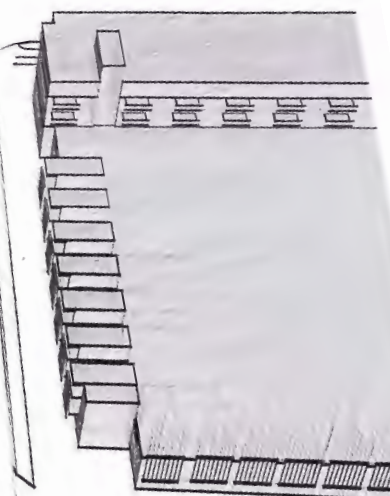
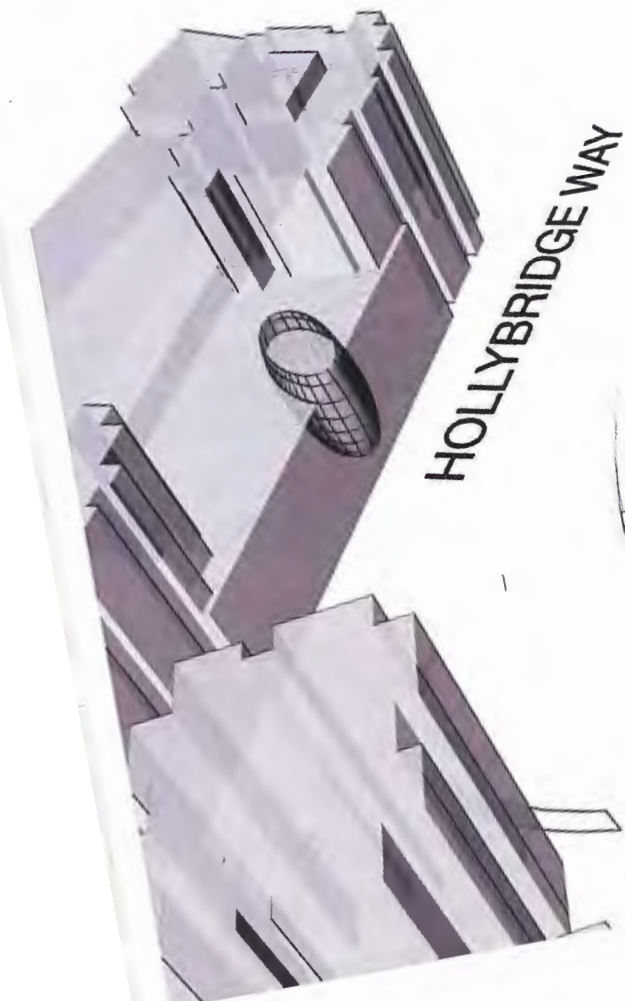
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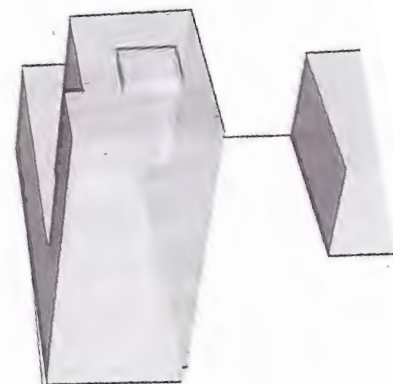
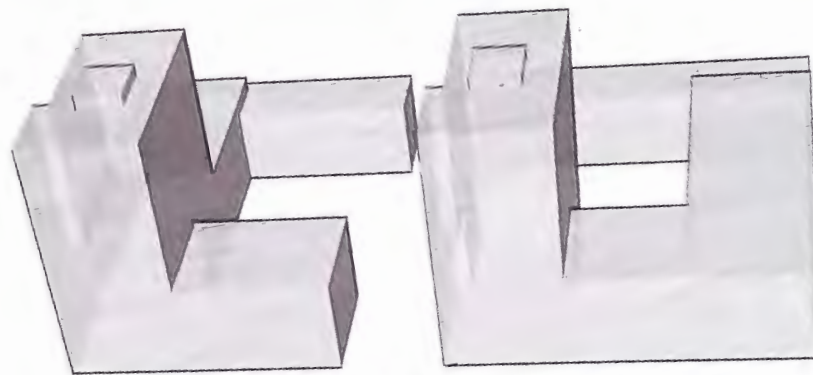
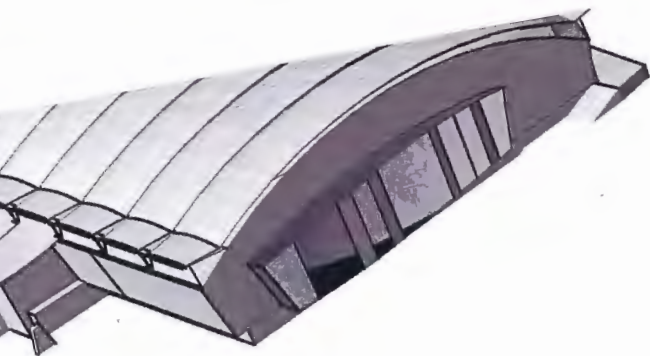
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PEARSON

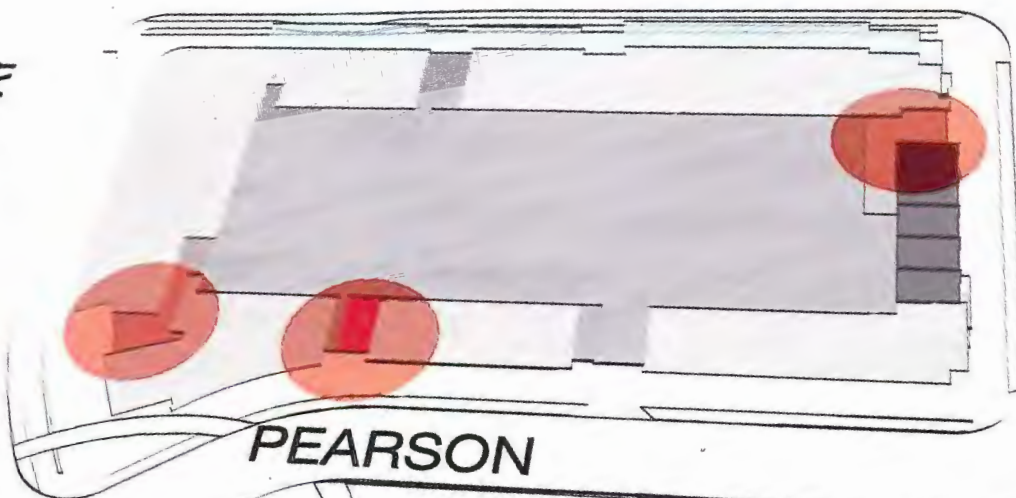
PARKING | LOADING



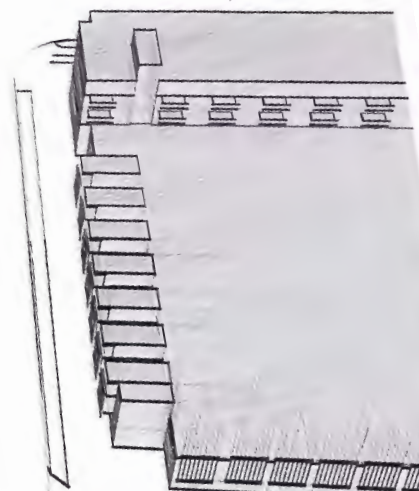


RIVER RD

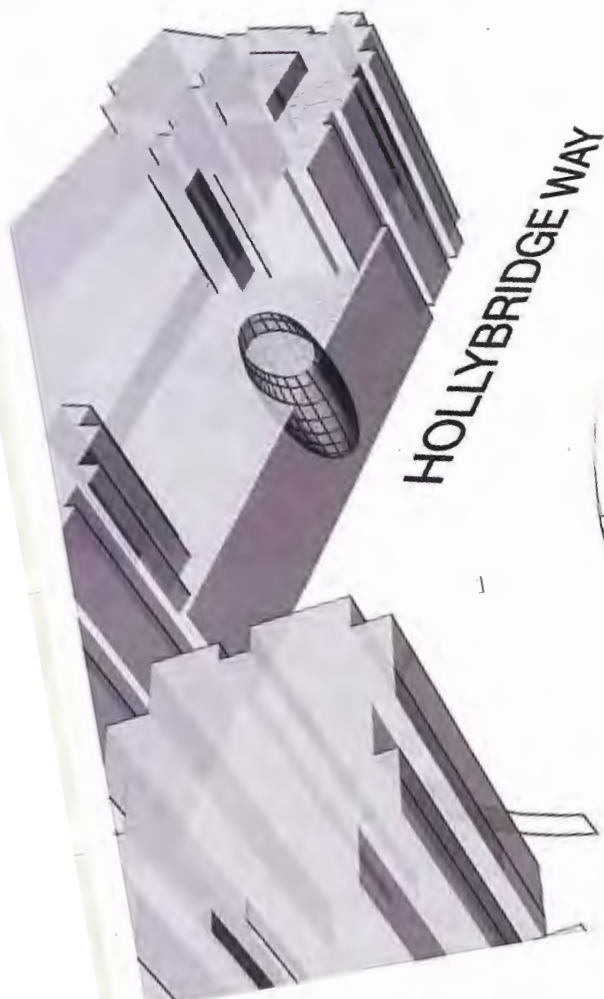
HOLLYBRIDGE WAY



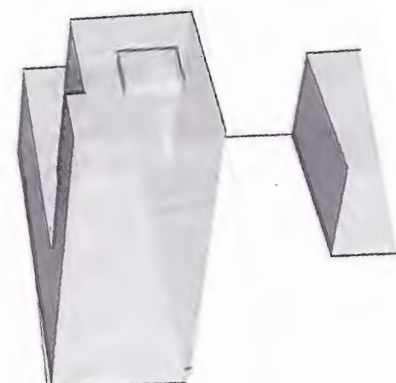
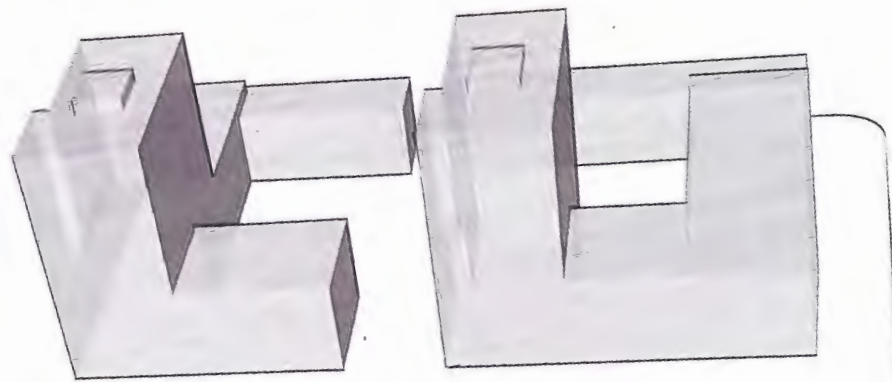
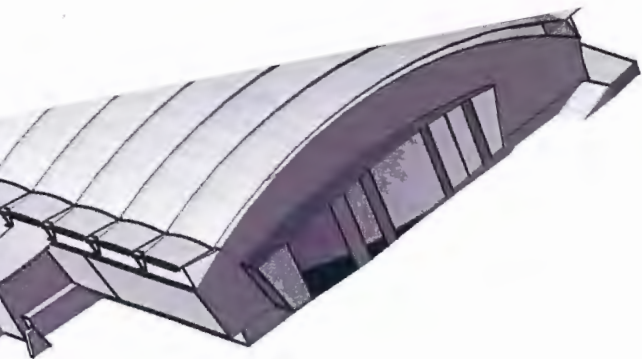
PEARSON



RESIDENTIAL LOBBIES

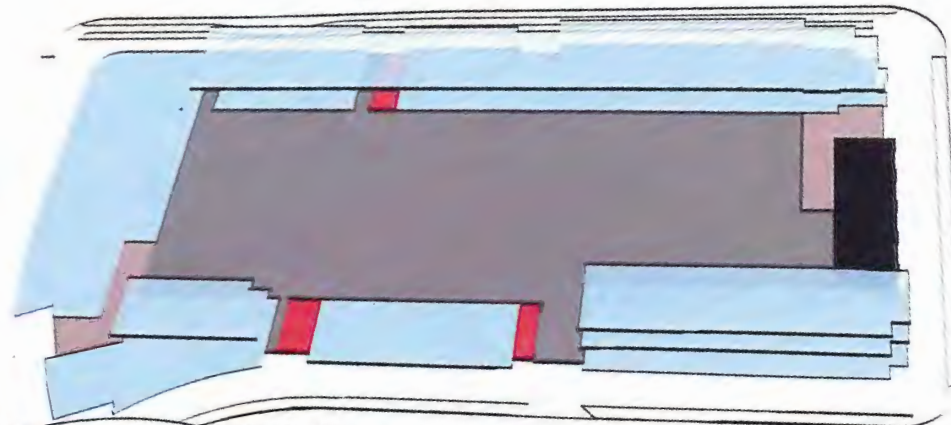




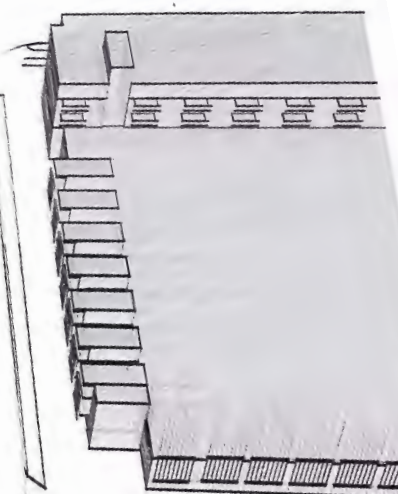


RIVER RD

HOLLYBRIDGE WAY

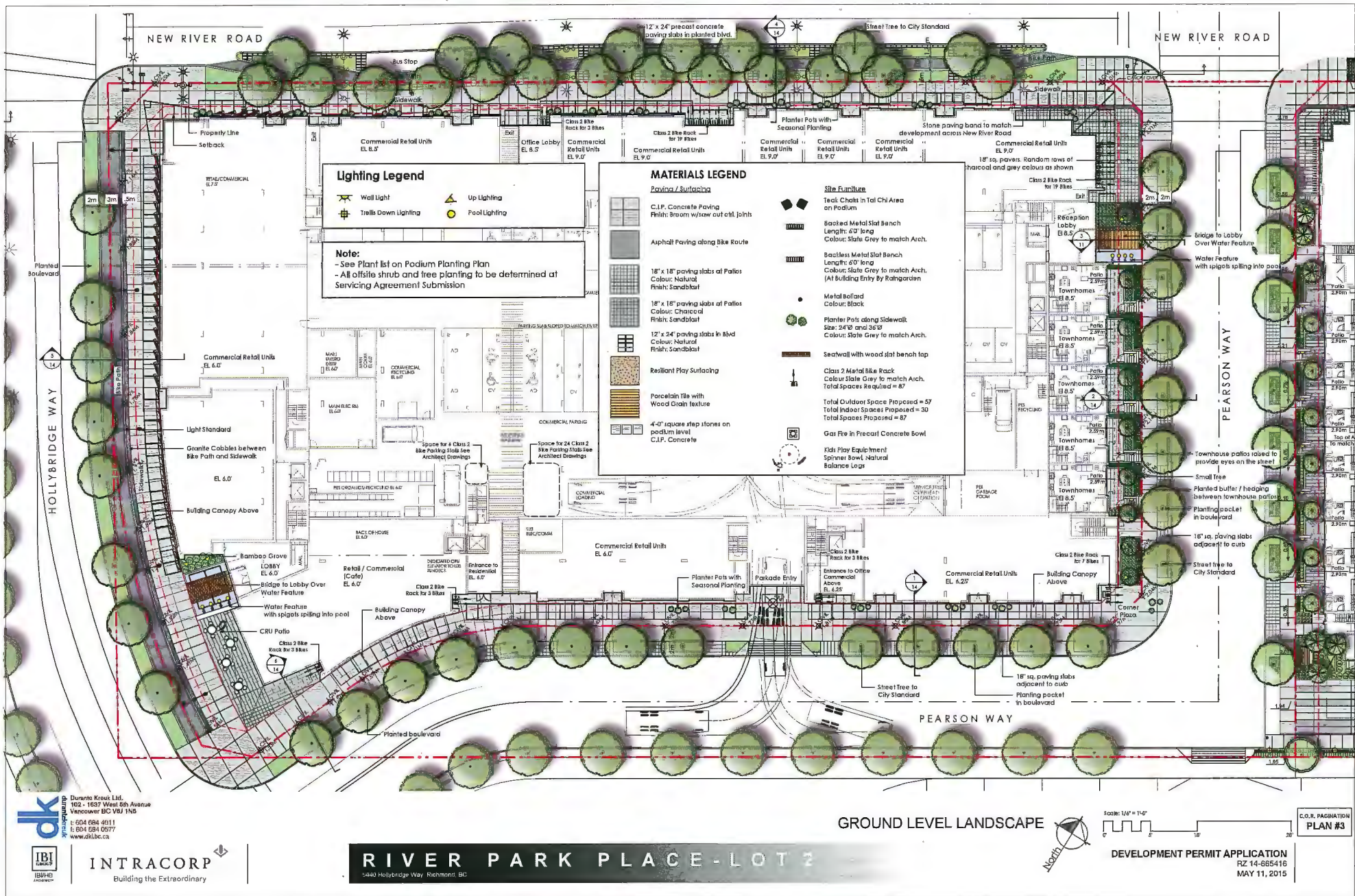


PEARSON



LEVELS 2 + 3 - COMMERCIAL

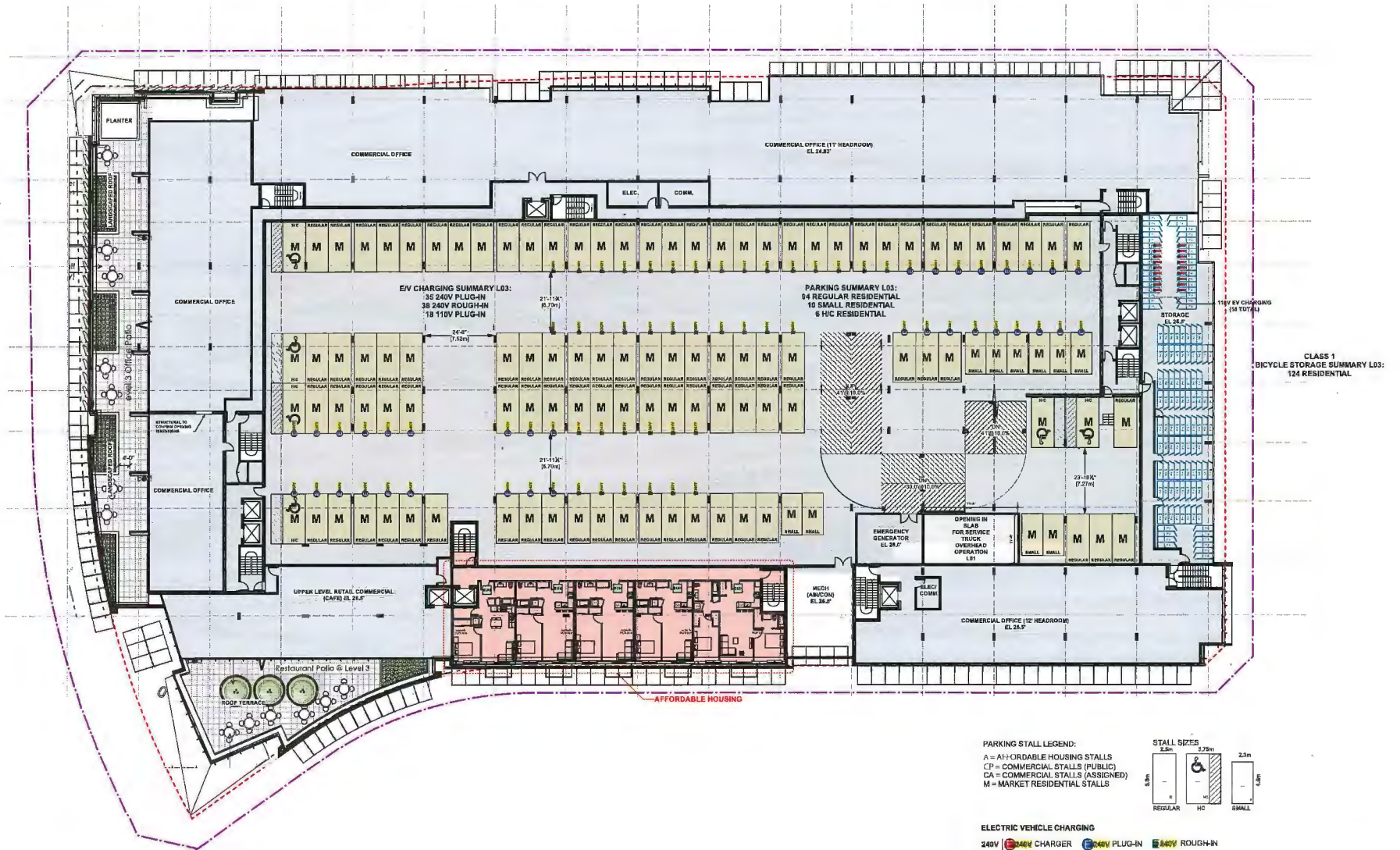












**INTRACORP**  
 Building the Extraordinary

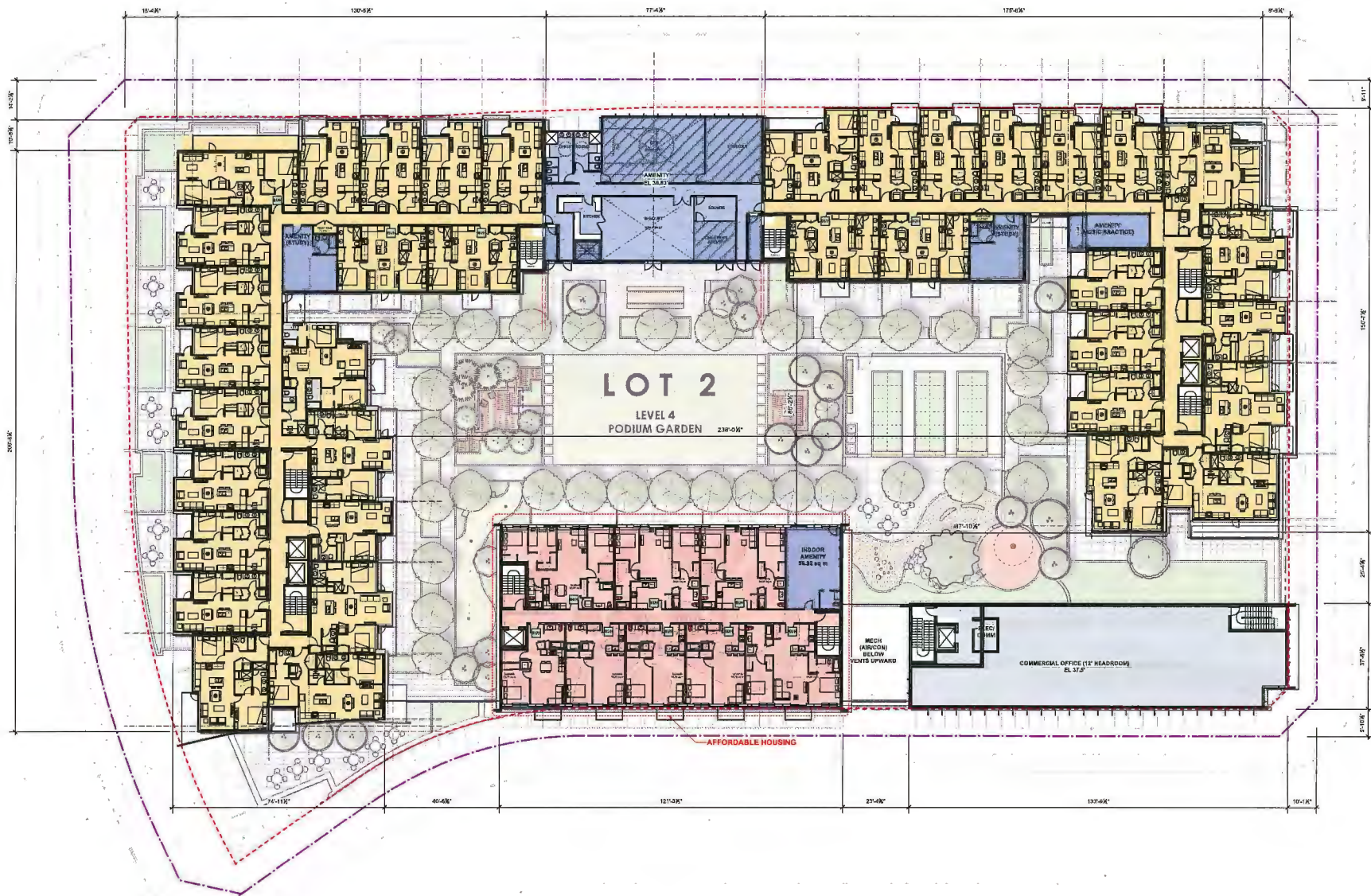
## RIVER PARK PLACE - LOT 2

6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, DC

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
 RZ 14-655416 DP 14-682341  
 MAY 18, 2018



L3



**INTRACORP**  
Building the Extraordinary

## RIVER PARK PLACE - LOT 2

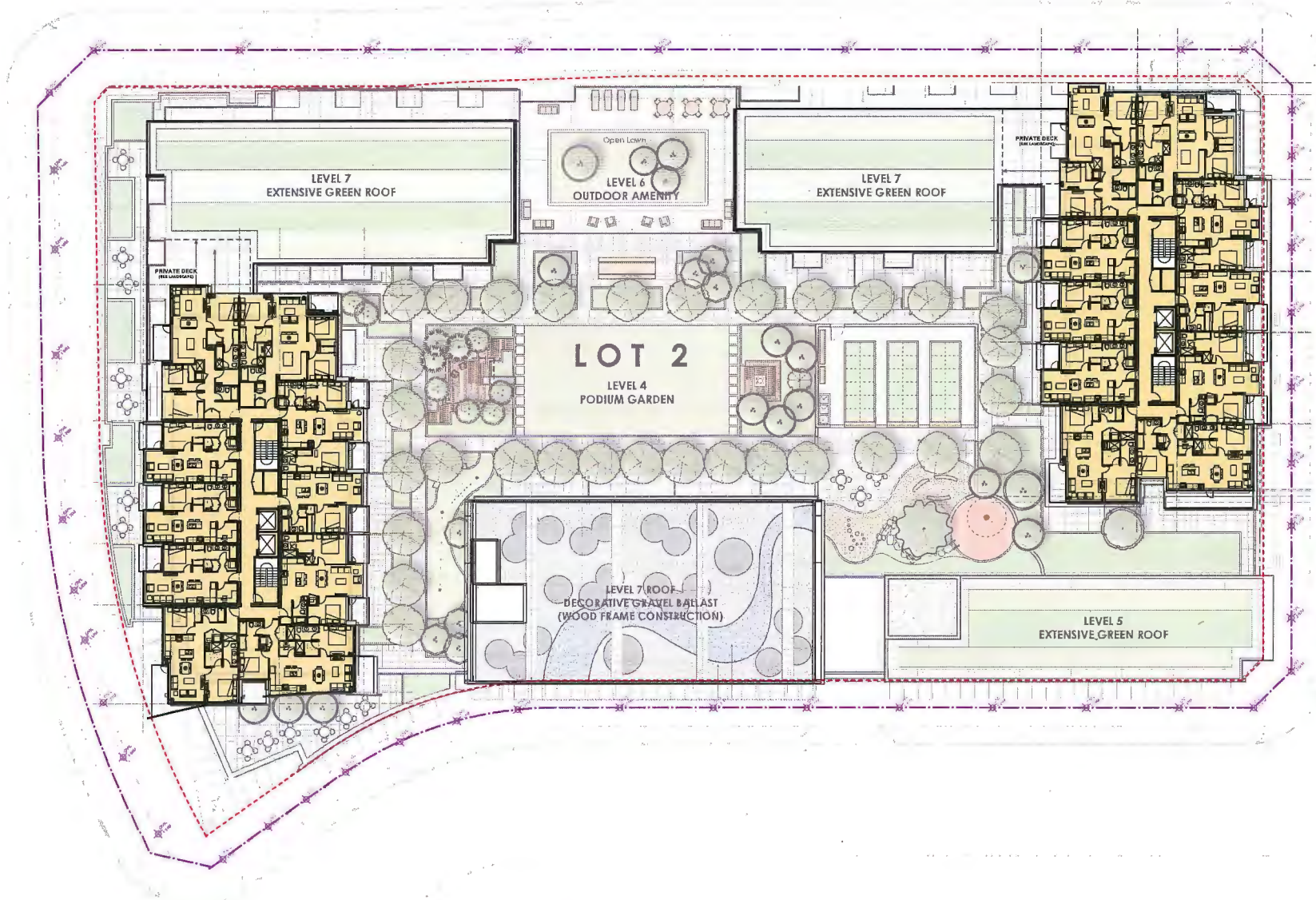
6900 & 6988 Pearson Way (formerly 5440 Hollybridge Way), Richmond, BC



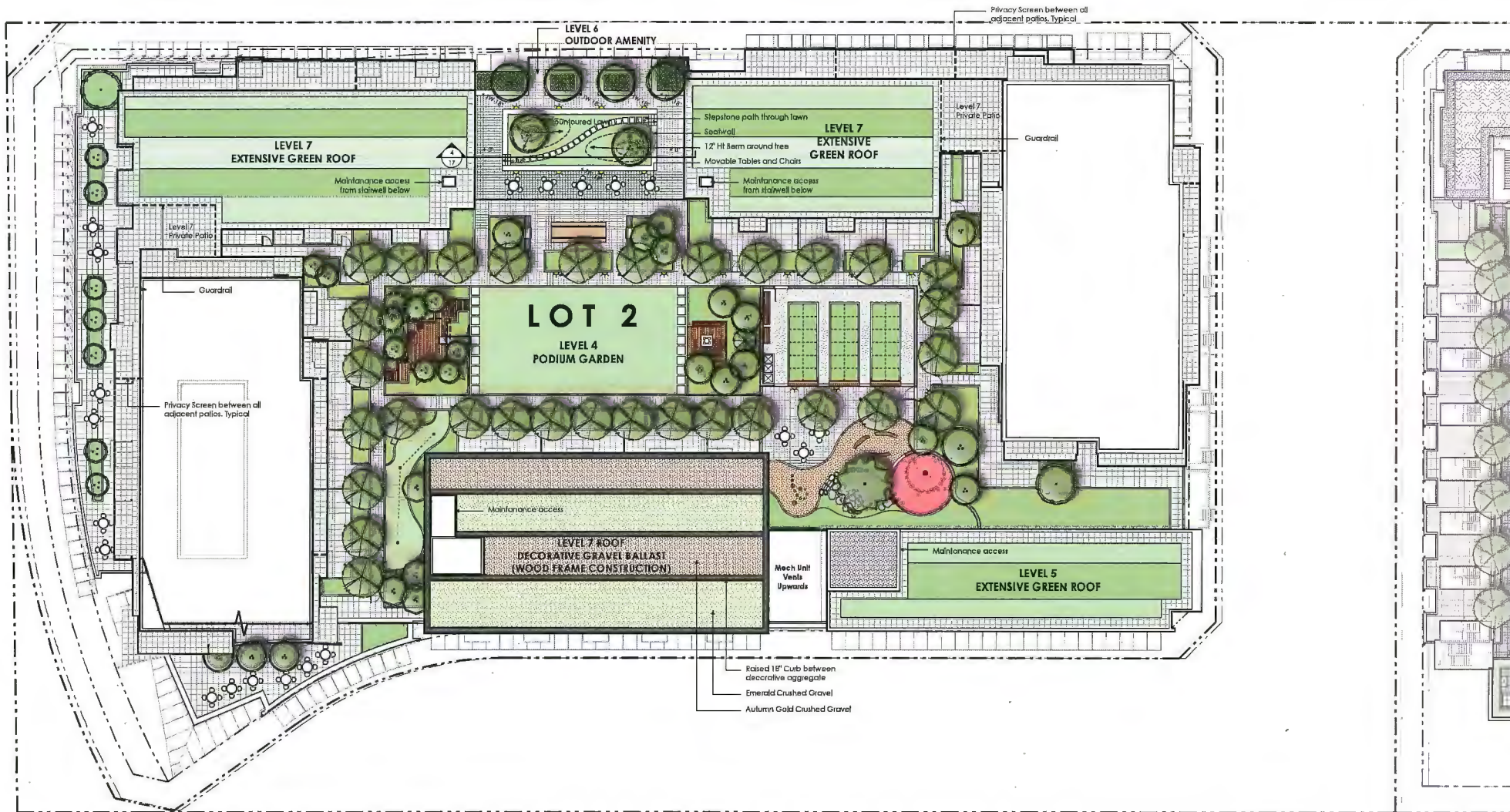
L4

DEVELOPMENT PERMIT APPLICATION (w/ PRIOR-TO RESPONSES)  
RZ 14-665416 DP 14-662341  
MAY 18, 2016

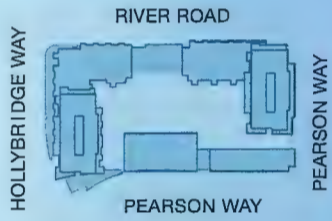












PEARSON WAY



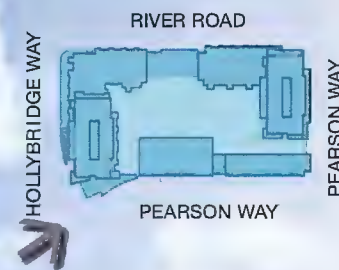


RIVER ROAD



RIVER ROAD | HOLLYBRIDGE WAY





HOLLYBRIDGE WAY | PEARSON WAY



# RIVER PARK PLACE - LOT 2

5440 Hollybridge Way, Richmond, BC

## PODIUM LEVEL LANDSCAPE



Scale: 1/8" = 1'-0"



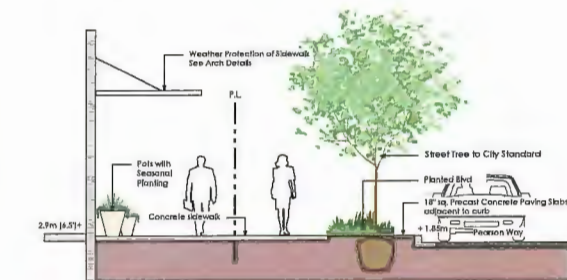
DEVELOPMENT PERMIT APPLICATION  
RZ 14-685416  
MAY 11, 2015

C.D.A. PAVIGATION  
PLAN #3

### Planting Plan

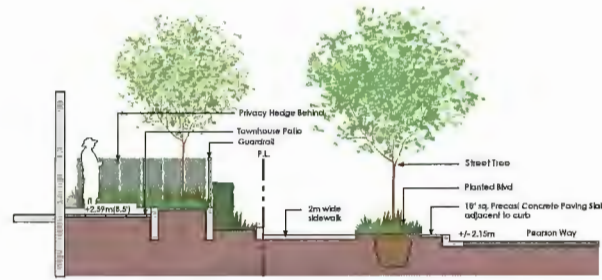
| PLANT | QTY | BOTANICAL NAME          | COMMON NAME       | REMARKS                       |
|-------|-----|-------------------------|-------------------|-------------------------------|
| 1     | 1   | Adiantum pedatum        | Japanese Maple    | 3.5m ht. multi-trunk specimen |
| 2     | 3   | Chamaecyparis obtusa    | Japanese Cypress  | 4m ht.                        |
| 3     | 1   | Camelia japonica 'Nana' | Japanese Camellia | 3m ht. multi-trunk specimen   |
| 4     | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
| 5     | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
| 6     | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
| 7     | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
| 8     | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
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| 13    | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
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| 49    | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |
| 50    | 1   | Hamamelis 'Aurora'      | Hamamelis         | 3m ht. multi-trunk specimen   |

**General Planting Notes:**  
1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.  
2. Plant sizes and related container classes are specified according to the current B.C. Landscape Standard Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard. For all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #3 class containers, these shall be as defined in the B.C. Landscape Standard.  
3. All soft landscape areas are to be irrigated to S&BC Standards.  
4. All irrigation valve boxes equipped with quick-couplers.



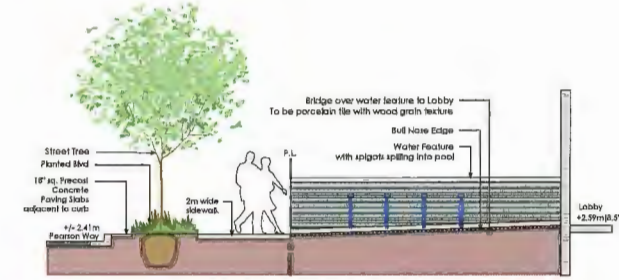
Section 1 - Pearson Way at Retail / Office Building

Scale 1/4" = 1'-0"



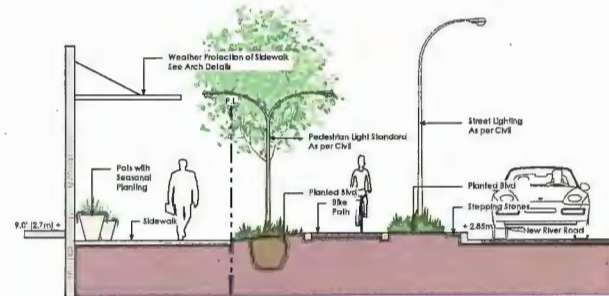
Section 2 - Pearson Way at Townhomes

Scale 1/4" = 1'-0"



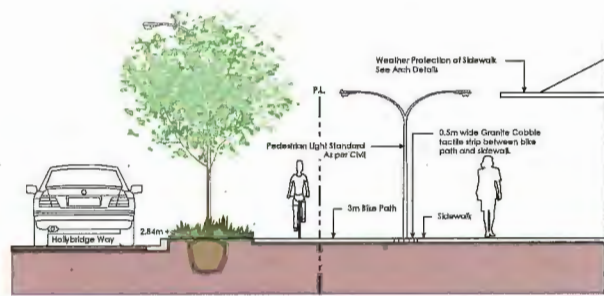
Section 3 - Pearson Way at Tower Lobby

Scale 1/4" = 1'-0"



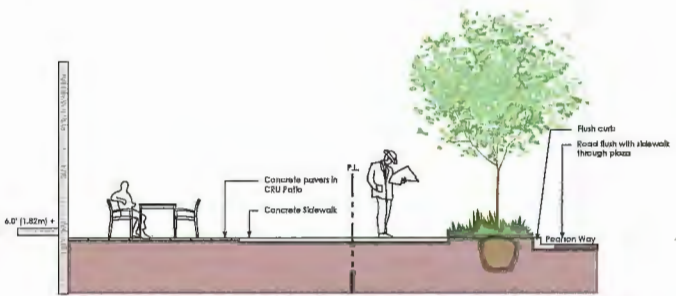
Section 4 - River Road at Retail

Scale 1/4" = 1'-0"



Section 5 - Hollybridge Way at Retail

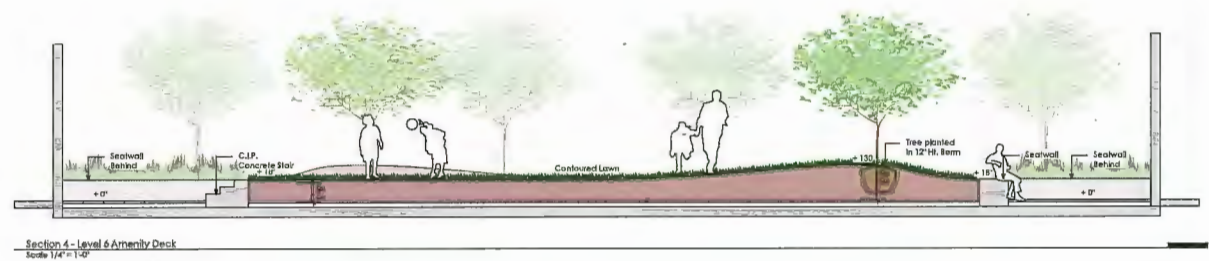
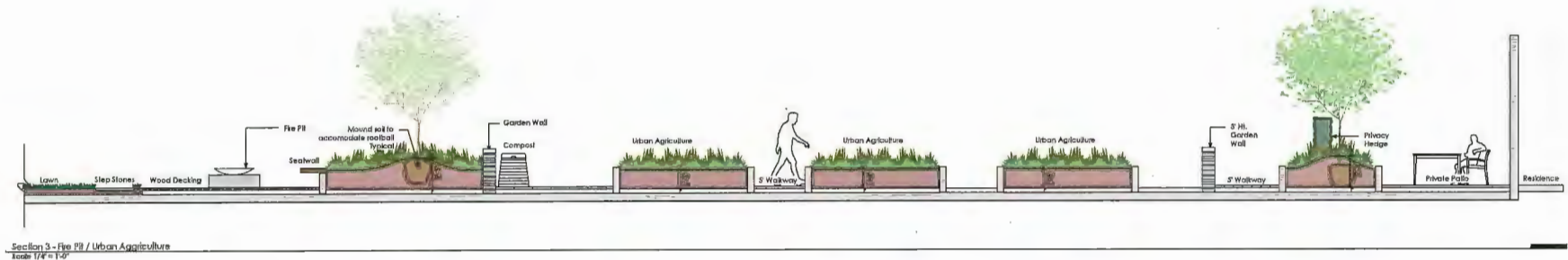
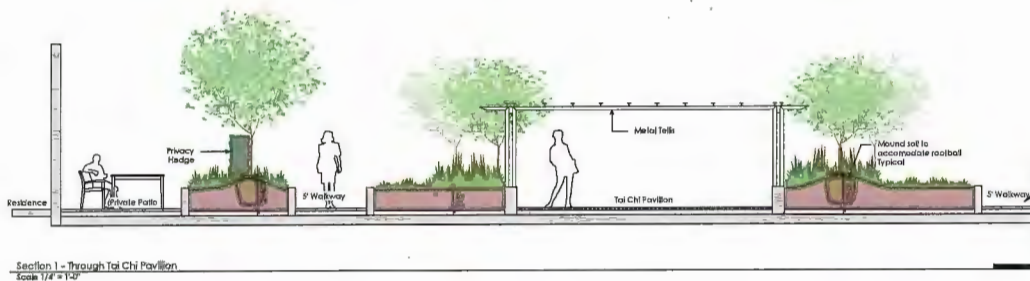
Scale 1/4" = 1'-0"



Section 6 - Pearson Way at Retail / Restaurant

Scale 1/4" = 1'-0"





## CityClerk

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**From:** Christy Ji <vlcq@hotmail.com>  
**Sent:** Tuesday, 14 June 2016 6:55 PM  
**To:** CityClerk  
**Subject:** Richmond development permit panel  
  
**Categories:** 08-4105-20-2014662341 - 6900 Pearson Way

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 15, 2016.

|                                    |                      |
|------------------------------------|----------------------|
| <b>To Development Permit Panel</b> |                      |
| Date:                              | <u>June 15, 2016</u> |
| Item #                             | <u>1</u>             |
| Re:                                | <u>14-662341</u>     |
|                                    |                      |

To whom it may concern,

A letter received from the city of Richmond recently, and asked about a new development property of 6900 Pearson Way. However, due to not being able to attend the meeting held June 15, 2016, I'm hereby giving my written submission on this proposed plan in which I permit the construction of this new property location in the future!!

Thanks for your time.

Christy Ji  
(#201-6971 Elmbridge way, Richmond BC V7C 0A5)





**CityClerk**

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**From:** 沈丽娜 <lanxier\_feel@hotmail.com>  
**Sent:** Tuesday, 14 June 2016 11:14 AM  
**To:** CityClerk  
**Subject:** DP 14-662341 wirtten submmision  
  
**Categories:** 08-4105-20-2014662341 - 6900 Pearson Way

|                                    |                      |
|------------------------------------|----------------------|
| <b>To Development Permit Panel</b> |                      |
| Date:                              | <u>June 15, 2016</u> |
| Item #                             | <u>1</u>             |
| Re:                                | <u>14-662341</u>     |
|                                    |                      |

To whom it may concern,

I am a resident of Ora (6200 River Road). Since I am not able to attend the Development Permit Panel, therefore I am now writting this email as my written submission for this matter. By concerening about the intensity, the traffic and the notice might be caused by the construction, I think it is better not to proceed with the application.

Thank you for taking time for consideration.

Best Regards



**CityClerk**

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**From:** Tingting Zhan <zhan.kiki.tingting@gmail.com>  
**Sent:** Sunday, 12 June 2016 12:11 AM  
**To:** CityClerk  
**Subject:** DP 14-662341 - Written Submission  
  
**Categories:** 08-4105-20-2014662341 - 6900 Pearson Way

|                                    |                      |
|------------------------------------|----------------------|
| <b>To Development Permit Panel</b> |                      |
| Date:                              | <u>June 15, 2016</u> |
| Item #                             | <u>1</u>             |
| Re:                                | <u>DP 14-662341</u>  |

To whom it may concern,

I am a resident of Ora (6200 River Road, Richmond), and I recently have received a letter from City of Richmond regards to the notice of application for a development permit on DP 14-662341 (6900 Pearson Way, Richmond). Since I am not able to attend the Development Permit Panel, therefore I am now writting this email as my written submission for this matter. By concerening about the intensity, the traffic and the notice might be caused by the construction, I think it is better not to proceed with the application.

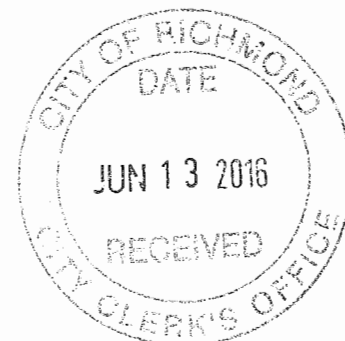
Thank you for taking time for consideration.

Best Regards,

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**TingTing (KiKi) Zhan**

(C) 778-999-8864







City of  
Richmond

|                             |                                  |
|-----------------------------|----------------------------------|
| To Development Permit Panel |                                  |
| Date:                       | June 15, 2016                    |
| Item #                      | 1                                |
| Re:                         | DP 14-662341<br>6900 Pearson Way |

**Notice of Application  
For a Development Permit  
DP 14-662341**

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone 604-276-4007 Fax 604-278-5139

**Applicant:** Hollybridge Limited Partnership (Intracorp)

**Property Location:** 6900 Pearson Way

**Intent of Permit:** To permit the construction of the second phase of a two-phase, high-rise, mixed use development comprised of 300 dwellings (including 31 affordable housing units) and 6,657.0 m<sup>2</sup> (71,655 ft<sup>2</sup>) of retail, restaurant, and office uses at 6900 Pearson Way on a site zoned "Residential/Limited Commercial (RCL3)".

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

**Date:** June 15, 2016  
**Time:** 3:30 p.m.  
**Place:** Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

**How to obtain information:**

- **By Phone:** To review supporting staff reports, please contact the Suzanne Carter-Huffman, Planning & Development Department at 604-276-4228.
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2016.htm>.
- **At City Hall:** Staff reports are available for inspection at the first floor, City Hall, between 8:15 am and 5:00 pm, Monday through Friday, except statutory holidays, between Monday, June 6, 2016 and the date of the Development Permit Panel meeting.

David Weber  
Director, City Clerk's Office

DW:gb